



To: Parks, Recreation and Cultural Services
Committee

From: Mike Redpath
Manager, Parks Administration & Programs

Re: UBC Rowing Club Lease For Clubhouse Site at 7411 River Road

Date: February 12, 2002

File: 7200-01

Staff Recommendation

That a memorandum of understanding with the University of British Columbia Department of Athletics, Thunderbird Rowing Club, be developed that outlines the necessary planning and permit approvals for leasing a portion of the lands known as Lot N- the Water Lot located at 7411 River Road for a rowing clubhouse facility.

Mike Redpath
Manager, Parks Administration & Programs

Att. 2

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Transportation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Land	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Engineering Design & Construction	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Roads & Construction	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Policy Planning	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

On November 17, 1998, the City issued an expression of interest for proposals to use a portion of Lot N, the water lot, located adjacent to the Richmond Yacht Club at 7411 River Road (Map Attachment 1).

At the time, several proposals were received, and at the In Camera session of Council on July 26, 1999 Council received and supported a submission from the University of British Columbia Rowing Centre (Attachment 2) to use the City water lot located at 7411 River Road for the construction of a clubhouse and rowing centre.

The purpose of this report is to bring Council up to date on the status of the UBC Rowing Clubhouse proposal (Attachment 2), and to outline the recommended next steps required to develop a mutual agreement with UBC for the rowing club "off-campus facility".

Analysis

Since the initial proposal from UBC in 1999, the proponent has been undertaking fundraising activities in support of their proposal. The proponent has informed staff that the current preferred option for the UBC Rowing Clubhouse facility will be a floating building structure on the water lot. The necessary parking required to support the facility is proposed to be located adjacent to the parking facility on the nearby dyke area similar to the current navy league facility located on River Road.

The proposed UBC Rowing Clubhouse facility could become Richmond's water sport centre at little or no cost to the City. Programs and events operating from this facility are proposed to include the Fraser River Dragonboating Festival, the Fraser Rowing Regatta, community corporate events, recreational and educational kayaking and competitive rowing activities, among other opportunities. This area of the Fraser River presents a long straight stretch of open water that is ideal for competitive rowing events and a lack of industrial, commercial or powered boat traffic (except for pleasure craft from the Richmond Yacht Club).

Agreement Considerations

The proposed land use and contribution arrangement from UBC is similar to the Richmond Tennis Club. For example, the Richmond Tennis Club leases land in Minoru Park for community tennis activities that the city would not normally provide. In return for providing these tennis programs, and facility improvements, the Richmond Tennis Club receives a long-term lease from the City for nominal rent of \$1.00 per annum.

The proposal from UBC would offer similar amenities and programs to the City and in return providing community recreational opportunities in water sports. The rowing club would receive a long term lease for use of the City water lot property at 7411 River Road.

It should be noted that the value of the proposed community benefit will have to be measured against the 'fair market rent' for the water lot in order to determine whether or not Local Government Act restrictions on partnering agreements shall apply. If the value of the overall

community benefit is found to be less than fair market rent for the facility, the proposal may be subject to the counter petition process before ratification by Council.

Relationship to Waterfront Amenity Strategy/ Corporate Plan 2001

The proposal from UBC supports civic directions of "working with organizations focused on marine type activities to maximize the recreation potential of the Fraser River Middle Arm." In addition, the potential for Richmond to be the host of community recreational waterfront activities such as dragonboating, rowing, and international/national recreational and elite (Olympic calibre) watersport activities contributes both to community vibrancy, and liveability. A great opportunity exists to have Richmond and this portion of the Fraser River known around the world as the premier rowing facility with kilometres of publicly accessible viewing spots along the existing dyke trail system.

Next Steps

Staff have undertaken a partial survey of the proposed site and have requested a complete survey to be completed in the next month for the water lot and dyke areas in question. This information will assist staff and the proponent in determining and selecting the most suitable location along the water lot that will meet both the operational needs of the proposed facility and all civic concerns. Once this work is complete, a memorandum of understanding can be drawn up between the City and UBC.

Following that, the UBC Rowing Club will be required to submit an application for development permit. Issues to be addressed in review of this application will be, among other things, the:

- Integration of the proposed facility into the existing dyke trail system and pedestrian accessibility
- Overall aesthetics of the facility and its impact on area beautification
- Potential environmental impacts
- Potential direct and indirect financial returns to the city as a result of the proposed facility
- Assessment of traffic impacts and the identification of off-site road and traffic improvements
- Establishment of a traffic management plan for daily operation and events
- Establishment of a parking management plan for daily operation and events

Financial Impact

At this time the financial implications of this proposal include staff time to liaise with the UBC Rowing staff towards the development of a lease to use a portion of Lot N- the water lot located at 7411 River Road. It should be noted that since the proposal from UBC is to establish an 'off campus' educational facility that it may be exempt from property tax status. All other necessary Development Cost Charges and building permit approvals would be levied against any approved development at the site.

Conclusion

The proposal from UBC presents the City of Richmond with a variety of waterfront activities that will contribute to community vibrancy and recreational opportunities along the Fraser River Middle Arm. Upon successful site selection and the amelioration of transportation,

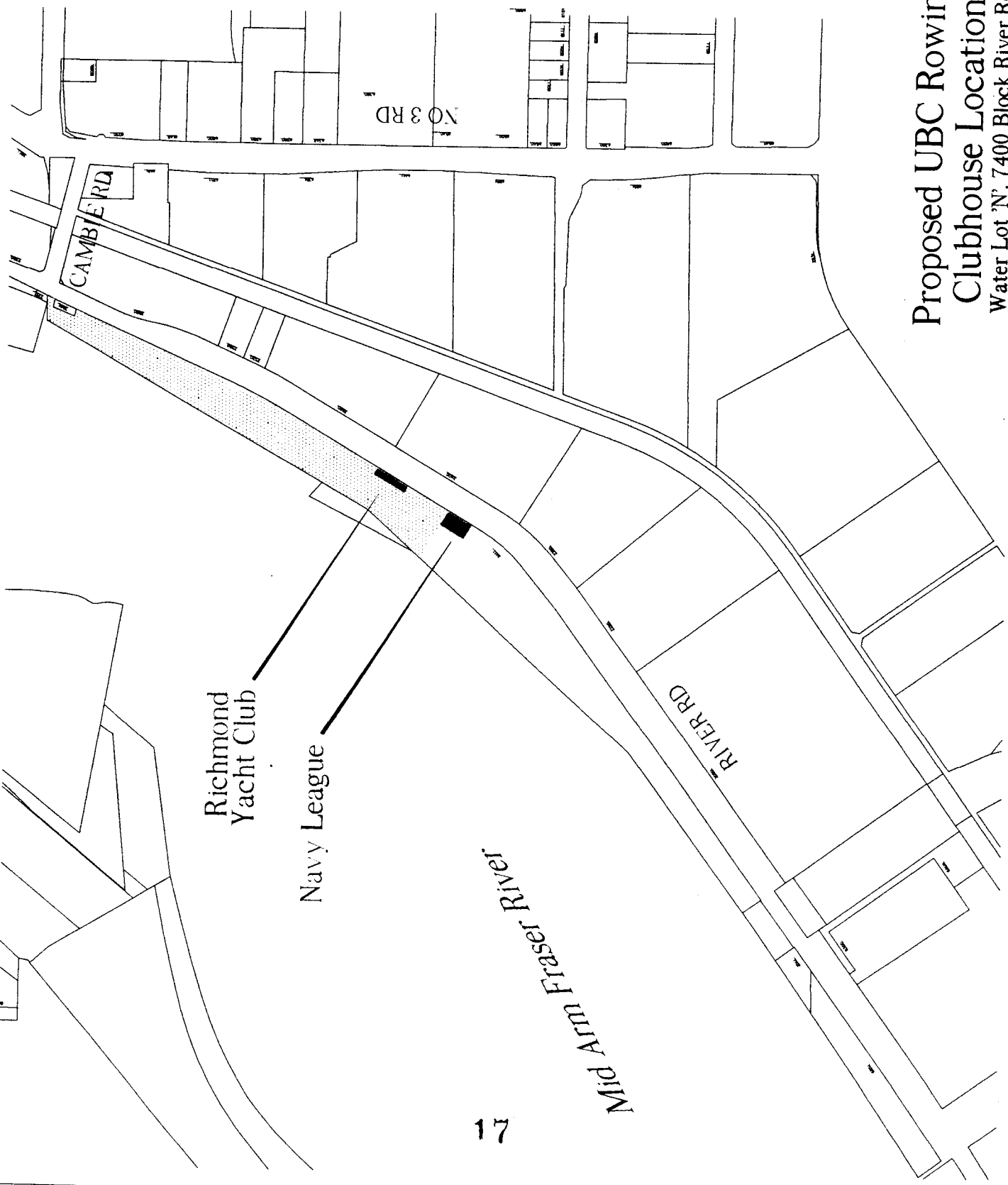
February 12, 2002

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environmental, and trail access issues, the development of a lease agreement between the City and UBC would be undertaken. Upon completion of a successful lease arrangement for use at the proposed site, it is expected that the proponent secure the necessary financing and submit the required applications for development approvals prior to construction.

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Mike Redpath
Manager Parks Administration & Programs



Proposed UBC Rowing
Clubhouse Location
Water Lot 'N', 7400 Block River Road

Richmond
Yacht Club

Navy League

12 February 2002

To: The Honourable Mayor Brodie

Councillors: Barnes, Greenhill, S. Halsey-Brandt, Steves, McNulty, Kumagai, E. Halsey-Brandt, and Howard

From: Mike Pearce, Head Men's Coach UBC Rowing and Manager Thunderbird Rowing Center

Re: Update on the UBC Rowing and Paddle Boathouse -Middle Arm of the Fraser River, Richmond February 2002

Our organization has been meeting with Richmond Staff and supporters of the University of British Columbia's rowing program to discuss the future of the rowing and paddling boathouse for the Middle Arm of the Fraser. Our supporters are ready to start fundraising for this exciting project. We are seeking Council's guidance and would like to formally propose building a facility at the site just east of the Richmond Yacht Club (Water Lot "N" 7400 Block River Road). Your staff has recommended that we write a brief update detailing the history of the project, the programs and events that we will offer from the facility and a description of the benefits that this initiative will provide to the community of Richmond.

HISTORY:

Creating a permanent home for rowing and paddle sports has been a goal of our organization since 1996. Much of this time has been spent researching all possible sites in the Richmond area as well as facility designs on the East Coast of North America, Seattle and Victoria. Since the fall of 1998 we have realized that the ideal location for the boathouse project is the Middle Arm of the Fraser River with the boathouse located along Richmond's River Road.

Below is a quick chronology of our project on the Middle Arm to date:

- August 27, 1998, Project is brought to the attention of Richmond Mayor and Councilors – Richmond Yacht Club site is identified and benefits are detailed
- September 8, 1998, Letter from Mayor Halsey-Brandt confirming interest in the project. We are advised to proceed with Dave Semple and the Community Services Committee.
- February 8, 1999, document sent to Christine McGilvary, Manager, Lands and Property detailing benefits to Richmond, a site servicing plan and a demonstration of financial support.
- July 19, 1999, Project presented to Richmond Council where it meets a favorable response.
- September 1999, review of the process of application for a development permit with Dave Semple, Patrick Hartney, Bill Nelson and Yvonne Stich.
- February 2, 2000, Dave Semple details terms of the lease of City Waterlot "N" file# 7200-01
- February 28, 2000, Key donor requests that all efforts be made to acquire permission to build at a vacant site beside the No. 2 Road Bridge.
- September 2000, Richmond Council denies request to consider the No. 2 Road Bridge site.
- September 2001, Dave Semple confirms the original site is still available for the boathouse project.
- January 29 2002, Organization and project overview made to Richmond Sports Council
- January 31 2002, UBC fundraising plan is developed

PROGRAMS and EVENTS:

This site would be home to our already existing, and successful, community based programs that are run from Vancouver's False Creek: the Community Corporate Challenge, High School Rowing, Adult Learn to Row programs and Dragonboating. The centre would also be home to UBC's Rowing program, which would develop the high performance component of this multifaceted facility.

In addition to these programs the centre would host local level, as well as major events for rowing and dragonboating. Examples of these major events would include a Richmond Dragonboat Festival, and a Westcoast Championship Rowing Regatta.

BENEFITS to RICHMOND:

Exciting public water access and recreation in rowing and paddle sports for Richmond

The Thunderbird Rowing & Paddling Centre (TRPC) on the Fraser would complete the host of sport and recreational opportunities available in Richmond. Richmond is known for its extensive community centres and playing fields and TRPC will expand these recreation opportunities to include water sports. With the addition of access to the Middle Arm, Richmond will be able to truly boast of a full compliment of recreational activities.

Affiliation with UBC and Canada's most successful and well know amateur sport

The sport of Rowing is a UBC and Canadian success story. Our National Team, which has included many UBC students, has won more Olympic medals than most sports combined. The new boathouse in Richmond will become home to future Canadian Olympic Champions. This affiliation would provide invaluable exposure and be a source of pride for the municipality of Richmond. UBC's Rowing program is consistently ranked in the top two in the country and the Thunderbird's would love to call the Middle Arm and Richmond home.

Bring Vitality to the Middle Arm of the Fraser

Richmond could utilize a rare body of water that is perfectly suited for rowing and other human powered watercraft. This body of water is truly unique, and there is none to compare to it in the lower mainland or Vancouver Island: it has limited boat traffic due to low bridges and shallow water, the proximity to the airport will also keep development in check further making this site suitable and sustainable over the long term, and the events and festivals that could be run from this site will be incredibly exciting for participants and especially spectators who will have a great view of all on water activities from the dyke and low bridges.

Enhancement of the Dyke and River Walk

TRPC would be located just east of Richmond Yacht Club where the river walk ends. This area is mainly industrial and the dyke in this section is certainly less attractive than the western reaches. The boathouse and the programs run from it would significantly increase the vitality and appeal of this area.

Add economic value and promote local business involvement in sport and recreation

The programs and events run from the boathouse will attract many new people to the area, which means a direct spin off to local businesses. Also through the club's already popular Community Corporate Challenge and Dragonboating events, TRPC will offer its programs directly to local businesses and their employees, thereby promoting health and recreation and adding vitality to the working community.

Promotion of a healthy lifestyle that is compatible with the environment

Rowing and paddling are among the best activities for health and fitness and the design of the equipment and the nature of the sport allow all people to enjoy the environment without any negative impact. Rowing and paddle sports are for everyone, not just high performance athletes. There are few barriers to participation, as our organization is experienced in running programs for youth at risk, disabled and blind rowers and paddlers. The Thunderbird Rowing and Paddling Centre will be a shining example of Richmond's commitment to recreation, the environment and sustainable activity that will be enjoyed by a large cross section of the community.

It is our hope that this document has brought all those concerned with this project up to date. We look forward to your feedback as to how we should proceed with the specific site design and development phases of the project.

Yours truly,

Mike Pearce

cc. Mike Redpath

Manager, Parks Administration & Programs Parks, Recreation & Cultural Services

THE UNIVERSITY OF BRITISH COLUMBIA



The City of Richmond
7577 Elmbridge Way,
Richmond BC V6X 8Z8

Department of Athletics and Recreation
Room 272 - War Memorial Gymnasium
6081 University Boulevard
Vancouver, B.C. Canada V6T 1Z1

Tel: (604) 822-2531
Fax: (604) 822-6011

Attention: Ms Christine McGilvary
Manager, Lands and Property

February 12, 1999

Dear Ms. McGilvary

Re: Benefits that would accrue to the Richmond community and the City from the Thunderbird Rowing Centre's proposed use:

Monetary Benefits

The City of Richmond will benefit by gaining a first class rowing / paddle sport facility that offers immense opportunity for public participation as well as secondary benefits for local business and tourism. The Thunderbird Rowing Centre will become known as Richmond's Water Sport Centre at no cost to the City. In exchange for providing the property at a nominal lease, project stakeholders Foundation 2000+ and the University of British Columbia's Rowing Alumni will construct the Thunderbird Rowing Centre. TBRC looks forward to working with Parks and Recreation to create new opportunities to involve the public in water sport activity.

What follows is a list of programs and the expected enrollment:

High School	500
Community Corporate Rowing Challenge	350
Dragon Boating	300
Jr. Learn to Row / Summer Camps	300
Kayaking	300
Adult Learn to Row	100
University Varsity Rowing	60
Jr. Competitive	40
Masters	40

1,990 Participants Expected annually

In addition to programs, the Thunderbird Rowing Centre will host numerous events that will attract many competitors to Richmond:

Vancouver Community Corporate Challenge Championships

This event would be run over two days in May or June attracting up to 1000 participants and up to 2000 spectators. Teams are comprised of employees of many of the major companies in the Lower Mainland.

Head of the Fraser Rowing Regatta

This event would be run in October or November attracting up to 1000 participants and up to 2000 spectators. Teams would be in attendance from the around Canada and the United States.

Fraser River Dragon Boat Festival

This event, to be held in the summer would attract participants from the West Coast's growing dragon boating circuit. Up to 2000 competitors and 3000 spectators could be expected.

Property Taxes

The Thunderbird Rowing Centre would expect to receive tax exempt status.

Lease Agreement

Thunderbird Rowing Centre require a lease for the site at \$1 per year for 100 years in return for providing programs and water access to the public.

Rent

Thunderbird Rowing Centre requires rent free status. Revenues from operations would not be able to cover the cost of rent. TBRC would however expect to pay for all other utility services as well as building maintenance.

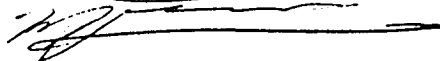
Community Access / Recreational Facilities for the Public

The centre is designed for public access through our programs and use of TBRC equipment. TBRC will offer the wide array of programs for all levels and ages that are currently available from our present location in False Creek. Additionally TBRC plans to offer dragon boating as well as kayaking to the public.

Involvement of the public

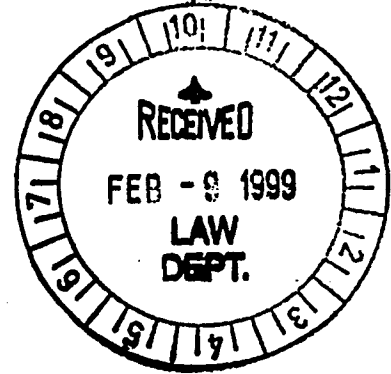
Apart from actual "on the water" opportunities the location of TBRC and proximity of activity from the dike allow for excellent spectating. Rowing will help give the riverwalk a real European feel as the public can freely follow crews as they train and race along the length of the Middle Arm.

Sincerely,



Mike Pearce
Head Coach UBC / Manager Thunderbird Rowing Centre

The Frank Read Group
c/o Roy McIntosh
P.O. Box 10426, Pacific Centre
777 Dunsmuir Street
Vancouver, B.C. V7Y 1K3



The City of Richmond
7577 Elmbridge Way
Richmond, B.C. V6X 8Z8

Attention: Ms. Christine McGilvray
Manager, Lands and Property

February 9, 1999

Dear Ms. McGilvray

**Call for Expression of Interest for Use of Waterlot on River Road –
Thunderbird Rowing Centre Application**

As Chair of the Frank Read Group, I wish to inform you of our commitment to assist UBC in the funding of the proposed rowing centre to be established on River Road, Richmond, B.C.

The Frank Read Group is the UBC rowers alumni extending back to the 1950's when Frank Read coached the UBC rowing crews to international success. Our mission is to raise monies for the rowing program in the pursuit of competitive excellence and development of youth at all levels. Funds will be raised through the Frank Read Rowing Endowment Fund at UBC which permits donation receipts being issued to the donors.

We have been monitoring the plans of the UBC sponsored Thunderbird Crew Centre from inception. We have committed to launching a fundraising campaign to assist in the development of facilities and infrastructure at the Richmond site; at the present time we are unable to estimate the amount of our contribution.

Our group looks forward to your positive acceptance of the application and the development of a long needed permanent site for rowing. Please contact me at the phone number below if you require additional information.

Yours very truly

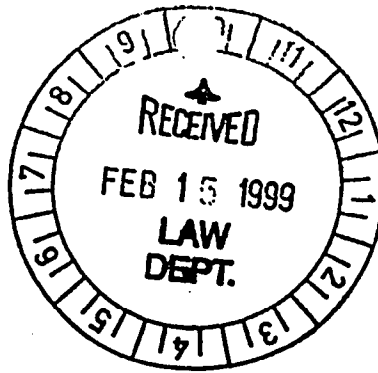
Roy McIntosh
(604) 691-3541

/stm

cc: Mike Pearce, U.B.C. Athletics

The City of Richmond,
7577 Elmbridge Way,
Richmond BC V6X 8Z8

Attention: Ms Christine McGilvary
Manager, Lands and Property



February 8, 1999

Dear Ms. McGilvary

Re: Call for Expression of Interest for use of Water Lot on River Road- Thunderbird Rowing Centre Application.

Please find enclosed within this package our response to your letter of January 18, 1999, in which you asked for further information regarding the Thunderbird Rowing Centre proposal.

- 1) The first letter is from Mike Pearce, and deals with question #1: benefits to the City.
- 2) The second letter is from our firm , indicating the manner in which the facility would be serviced.
- 3) The remaining letters are from the Frank Read Group and the Foundation 2000+, two of our major benefactors, indicating their commitment to funding the project.

If you have any questions please do not hesitate to phone us. We look forward to hearing from you soon.

Sincerely,

A handwritten signature in black ink that reads "BURGERS".

Cedric Burgers.

The City of Richmond,
7577 Elmbridge Way,
Richmond BC V6X 8Z8



Attention: Ms Christine McGilvary
Manager, Lands and Property

February 8, 1999

Dear Ms. McGilvary

Re: Call for Expression of Interest for use of Water Lot on River Road- Thunderbird Rowing Centre Application.

This letter is a response to your request for further information regarding our proposal, in particular:

Item #2: Site servicing plans. Generally speaking, the proposed facility will be able to connect into the City's existing services, the only difficulty being with sanitary sewer due to the distance from the nearest possible connection.

A) Parking: Parking is most necessary at times of peak use of the facility- early mornings, evenings, and weekends. Parking would occur on top of the dike, as per Richmond Yacht Club and Sea Cadets, along River Road, or (pending arrangements) with adjacent offices for use of their facilities during non-office hours.

B) Sanitary Sewer: (information based upon a conversation with Jim Dekleer of Urban Developments- City of Richmond)- Two options exist:

i) Connect to city's gravity-fed system via manhole at 7280 River Road.

ii) Use of a Holding Tank.

C) Water: (as per Jim Dekleer) A water main line runs along River Road. A connection can be made on this line.

D) Storm drainage: Storm water from facility would drain either into the River or into the storm drainage system. Parking facilities on the dike would be gravel and therefore self-draining, or paved and draining into the system or the River.

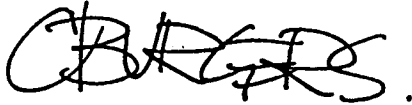
E) Power: Overhead connection to Rowing Facility would be from the existing line on dike.

Furthermore, our firm has extensive experience with facilities which have unique or

Furthermore, our firm has extensive experience with facilities which have unique or difficult site servicing conditions. An example of this is the Royal Vancouver Vancouver Yacht Club's Garden Bay Outstation, near Pender Harbour. As principal architects for this high-use facility, we were developed a waste management system that dealt with on-site waste in an environmentally sound manner.

If you have any questions please do not hesitate to phone us. We look forward to hearing from you soon.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cedric Burgers', with a period at the end. The signature is stylized and somewhat cursive.

Cedric Burgers.

FOUNDATION 2000 Plus

207-5325 Cordova Bay Rd., Victoria, BC, V8Y 1W5

February 8, 1999

Christine McGilvray
Manager, Lands and Property
City of Richmond
7677 Elmbridge Way
Richmond, BC

Re: Richmond Boathouse Facility

Dear Ms McGilvray,

The purpose of this letter is to confirm our financial commitment to the Richmond Boathouse Project.

FOUNDATION 2000 PLUS (F2000P), is a Registered Amateur Athletic Association established to advance the sport of rowing and other paddling sports, across Canada. We spend the majority of our time and resources establishing and managing facilities, similar to this proposal.

F2000P believes that involvement in sport benefits each and every one of us. We believe sport strengthens character and contributes to mental and physical well being. Rowing and paddling teach the lessons of teamwork, perseverance, patience and discipline. The physical and mental challenges of these sports promote self-confidence and self-esteem. F2000P desires to involve more Canadians in rowing and paddling, especially young people who have the most to gain from participation in sport.

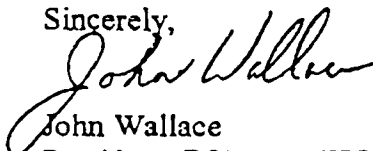
Furthermore, we exist to encourage and facilitate excellence. We want to provide an avenue for athletes with talent and desire to achieve their true potential. There are individuals for whom 'full potential' means competing with the best athletes in the world. We must encourage these individuals because they are capable of a level of excellence that can inspire all members of our nation to fulfil their own potential.

We hope, finally, that by encouraging participation, personal challenge and the pursuit of excellence, we will create healthier and happier individuals, better communities and a better country.

We are committed to provide all necessary rowing and paddling equipment, safety equipment and hire the staff to manage the programs for this facility. The programming will include the UBC program and a full spectrum of non-profit, community based rowing, kayaking and dragon boat programs. These will be available to individuals and groups of all ages and athletic abilities.

Please phone me if you have any questions.

Sincerely,



John Wallace
President, FOUNDATION 2000 Plus
250-658-6333